



**SEAGROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 26, 2025
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.seagrovecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc.
10521 SW Village Center Dr, Suite 203
Port St. Lucie, FL 34987-1930
1-800-743-4099 Access #4394800
REGULAR BOARD MEETING
September 26, 2025
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Accept Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. May 30, 2025 Regular Board Meeting & Public Hearing Minutes.....Page 3
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget..Page 6
 - 2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report.....Page 11
- J. Administrative and Operational Matters
- K. Board Members & Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

____ Laura Archer
Seagrove CDD
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

08/19/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/19/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$135.28

Tax Amount: \$0.00

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1

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NANCY HEYRMAN
Notary Public
State of Wisconsin

**SEAGROVE COMMUNITY
DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2024/2025
MEETING SCHEDULE**

The Board of Supervisors of the Seagrove Community Development District (the "District") will hold their regular meetings for Fiscal Year 2024/2025 at 2:00 p.m. at Special District Services, Inc. located at 10521 SW Village Center Dr, Suite 203, Port St. Lucie, FL 34987-1930, on the following dates:

August 29, 2025

September 26, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the Agendas for any of the meetings may be obtained from the District's website at www.seagrovecdd.org or by contacting the District Manager at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice.

District Manager
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
www.seagrovecdd.org
PUBLISH: ST. LUCIE NEWS
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July 18, 2025

TO: Chairpersons of the Board of Supervisors for the following Districts:

- Coconut Cove Community Development District
- Seagrove Community Development District
- Everlands Community Development District
- Everlands II Community Development District

RE: Resignation of Supervisor Chris Cutler

Dear Chairpersons,

Please be advised that I have this date received written notice from Mr. Chris Cutler formally resigning from his positions on the Boards of Supervisors for the above-referenced Districts. Below is the content of his resignation message:

Hi Frank, this is Chris Cutler. I'm sure you have already been informed that I am no longer with Lennar, so I need to formally resign from the CDD Boards for Coconut Cove, Seagrove, Everlands I, and Everlands II. If there is anything else required on my part, please let me know.

Also, this is my personal number, so please save it in case we need to communicate in the future.

*Thanks,
Chris Cutler*

Please govern yourselves accordingly.

Sincerely,

B. Frank Sakuma, Jr., CDM

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 30, 2025**

A. CALL TO ORDER

District Manager Frank Sakuma called the May 30, 2025, Regular Board Meeting of the Seagrove Community Development District (the “District”) to order at 2: 26 p.m. at the Special District Services offices located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof of publication that Notice of the Regular Meeting had been published in the *St. Lucie News Tribune* on October 10, 2024, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the presence of the following Board Members and it was in order to proceed:

Chairman	Gregory Pettibon	Present
Supervisor	Jared Shaver	Present
Supervisor	Kayla Holody	Present

Staff present included:

District Manager	Frank Sakuma	Special District Services, Inc.
District Counsel	Ginger Wald (via phone)	Billing, Cochran
District Engineer	Tim Foster (via phone)	Caufield & Wheeler

D. ADDITIONS OR DELETIONS TO AGENDA

None.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 28, 2025, Regular Board Meeting Minutes

A **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and passed unanimously approving the minutes of the March 28, 2025, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the public hearing on the Fiscal Year 2025/2026 Final Budget was opened at 2:27 p.m.

G. PUBLIC HEARING – ADOPTING A FISCAL YEAR 2024/2025 FINAL BUDGET

1. Proof of Publication

Proof of publication was presented that a notice of the Public Hearing had been published in *St. Lucie News Tribune* on May 9, 2025, and May 16, 2025, as legally required.

2. Receive Public Comment on the Fiscal Year 2025/2026 Final Budget

Mr. Sakuma opened the public comment portion of the Public Hearing to receive comments on the Fiscal Year 2024/2025 Final Budget. There being no comments, Mr. Sakuma closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget

Mr. Sakuma presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Pettibon, seconded by Ms. Holody and passed unanimously adopting Resolution No. 2025-02 – Adopting the Fiscal Year 2025/2026 Final Budget, as presented.

The Public Hearing on the Fiscal Year 2025/2026 Final Budget was closed at 2:28 p.m. and the Regular Board Meeting reconvened.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mr. Sakuma presented Resolution No. 2025-03, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2025/2026 AND SETTING

**THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Shaver, seconded by Mr. Pettibon and passed unanimously adopting Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule, as presented.

J. ADMINISTRATIVE MATTERS

Mr. Sakuma reminded Board members to both file their Form 1 prior to July 1st, and also the mandatory four hours of annual ethics training is due by December 31st.

K. BOARD MEMBERS COMMENTS

There were no further Board Member comments.

L. ADJOURN

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:32 p.m. by Chairman Pettibon. There were no objections.

Secretary

Chairperson

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Seagrove Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 26th day of September, 2025.

ATTEST:

**SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Seagrove Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2024**

AMENDED FINAL BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O&M Assessments	0	0	0
Developer Contribution - O&M	103,035	68,683	68,683
Developer Contribution - Debt	1,038,883	647,073	647,073
Debt Assessments	0	0	0
Interest Income	240	1,400	1,350
TOTAL REVENUES	\$ 1,142,158	\$ 717,156	\$ 717,106
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	36,000	36,000	33,000
Legal	30,000	12,000	7,736
Assessment Roll	7,500	7,500	0
Audit Fees	4,000	4,400	4,400
Arbitrage Rebate Fee	650	650	0
Insurance	5,500	5,200	5,200
Legal Advertisements	6,000	1,500	459
Miscellaneous	1,500	500	20
Postage	200	140	128
Office Supplies	2,250	300	219
Dues & Subscriptions	175	175	175
Trustee Fees	4,500	4,500	0
Continuing Disclosure Fee	1,000	500	0
Total Administrative Expenditures	\$ 99,275	\$ 73,365	\$ 51,337
Maintenance Expenditures			
Engineering/Inspections	2,000	3,000	1,855
Miscellaneous Maintenance	2,000	1,000	0
Field Operations	0	0	0
Total Maintenance Expenditures	\$ 4,000	\$ 4,000	\$ 1,855
TOTAL EXPENDITURES	\$ 103,275	\$ 77,365	\$ 53,192
REVENUES LESS EXPENDITURES	\$ 1,038,883	\$ 639,791	\$ 663,914
Bond Payments	(1,038,883)	(647,073)	(647,073)
BALANCE	\$ -	\$ (7,282)	\$ 16,841
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ (7,282)	\$ 16,841

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$31,004
(\$7,282)
\$23,722

AMENDED FINAL BUDGET
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	0	25,000	24,932
Bond Proceeds (Debt Service)	0	0	0
NAV Assessment Collection	0	0	0
Other Revenue	0	729	729
Developer Contribution - Debt	1,038,833	647,073	647,073
Total Revenues	\$ 1,038,833	\$ 672,802	\$ 672,734
EXPENDITURES			
Principal Payments	250,000	250,000	250,000
Interest Payments	788,833	650,558	650,558
Bond Redemption	0	0	0
Transfer To Construction Account	0	22,000	20,925
Total Expenditures	\$ 1,038,833	\$ 922,558	\$ 921,483
Excess/ (Shortfall)	\$ -	\$ (249,756)	\$ (248,749)

FUND BALANCE AS OF 9/30/24	\$773,585
FY 2024/2025 ACTIVITY	(\$249,756)
FUND BALANCE AS OF 9/30/25	\$523,829

Notes

Reserve Fund Balance = \$519,541*. Interest Account Balance = \$4,288*.

12/15/2025 Interest Payment Of \$391,638 To Be Developer Funded.

Capitalized Interest Was Set-Up Through December 2024.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	\$16,000,000	Annual Principal Payments Due:
Interest Rate =	4.25% - 5.2%	June 15th
Issue Date =	August 2024	Annual Interest Payments Due:
Maturity Date =	June 2054	June 15th & December 15th

Par Amount As Of 9/30/25 = \$15,750,000

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Seagrove Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 30, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEAGROVE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of September, 2025.

ATTEST:

**SEAGROVE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)